



Wilsons Road, Knowle

Guide Price £310,000



PROPERTY OVERVIEW

We are pleased to present this charming two-bedroom terraced house situated in Knowle village. This period property exudes character and offers a warm and inviting atmosphere for potential homeowners. Upon entering the property, you are greeted by a cosy living space with a feature fireplace. The living area leads to the open plan kitchen diner which has views over the large south facing garden. Upstairs, you will find two generously sized bedrooms that provide comfortable accommodation for residents or guests. The re-fitted family bathroom offers a touch of luxury, featuring contemporary fixtures and a soothing colour palette. The south-facing rear garden is a true oasis, offering a large landscaped space for outdoor enjoyment and relaxation. Whether you have a green thumb or simply enjoy soaking up the sun, this garden provides the perfect setting for al fresco dining, gardening, or leisurely afternoons basking in the natural beauty that surrounds the property. Situated in a sought-after location close to local schools, amenities, and transport links, this property offers convenience and accessibility for residents of all ages. With its blend of period charm and modern comforts, this two-bedroom mid-terrace house is a rare find that promises a delightful living experience for its next owners.





There is on road parking outside the property which is available before 8:00 AM and after 6:00 PM from Monday to Saturday, Sunday all day with ample parking available on a nearby road.

Contact us today to schedule a viewing and discover all that this wonderful property has to offer.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: C

Tenure: Freehold





- Two Bedroom Mid Terrace
- Period Property With Character
- Situated in Knowle Village
- Large South Facing Landscaped Rear Garden
- Close To Local Schools
- Re-fitted Family Bathroom
- Kitchen/Diner

LIVING ROOM

18' 2" x 12' 0" (5.54m x 3.66m)

KITCHEN/DINER

KITCHEN AREA

11' 1" x 8' 5" (3.38m x 2.57m)

CONSEVATORY AREA

8' 9" x 6' 8" (2.67m x 2.03m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 7' 10" (3.66m x 2.39m)

BEDROOM TWO

9' 11" x 8' 11" (3.02m x 2.72m)

BATHROOM

TOTAL SQUARE FOOTAGE

58 sq.m (624 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE LANDSCAPED REAR GARDEN

ON STREET PARKING



ITEMS INCLUDED IN THE SALE

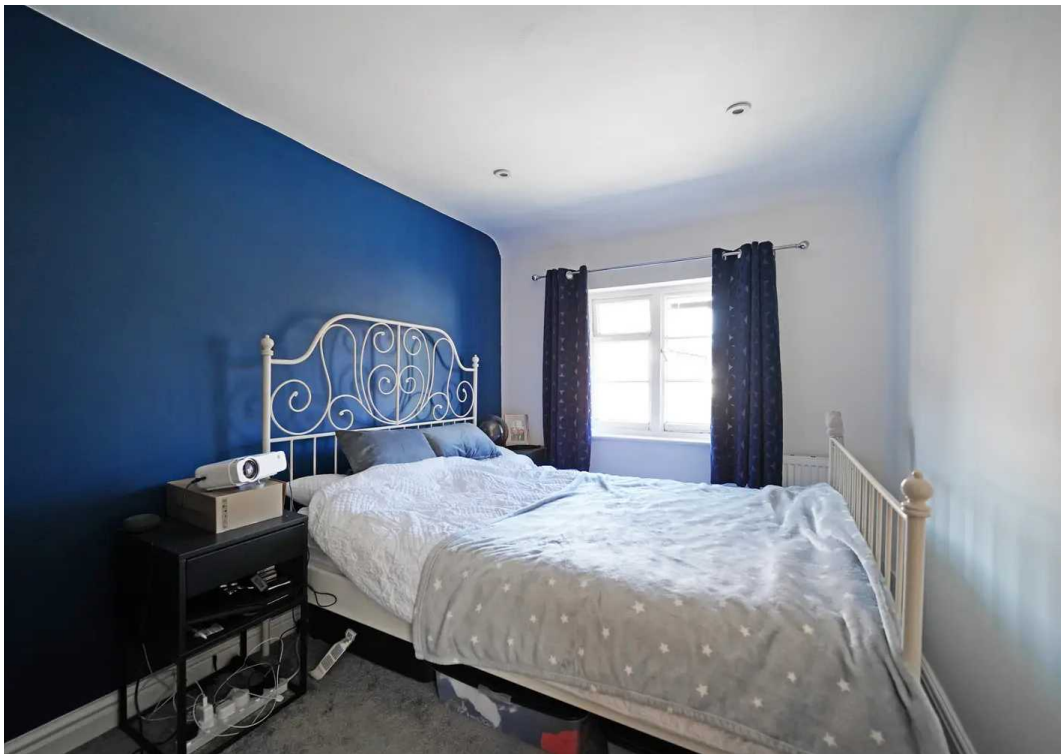
Integrated oven, integrated hob, extractor and all carpets, curtains and blinds.

ADDITIONAL INFORMATON

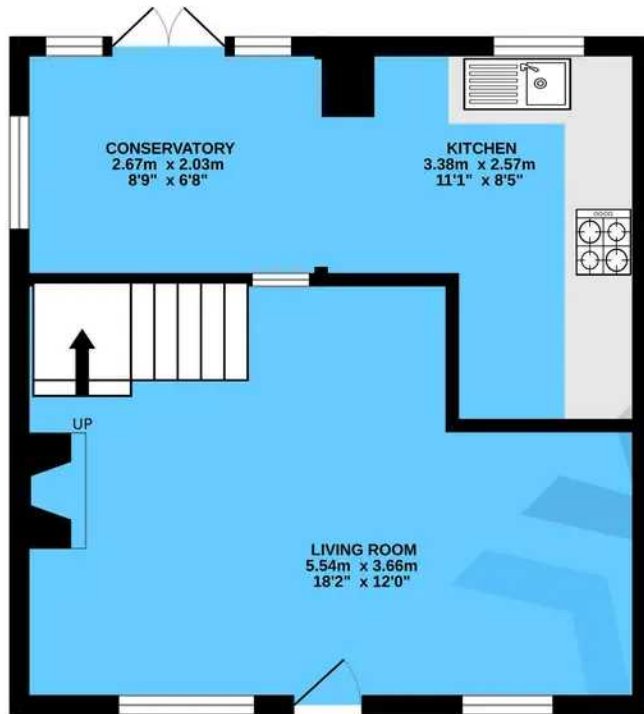
Services - mains gas, electricity and sewers.
Broadband - Virgin. Loft space - part boarded with lighting.

MONEY LAUNDERING REGULATIONS

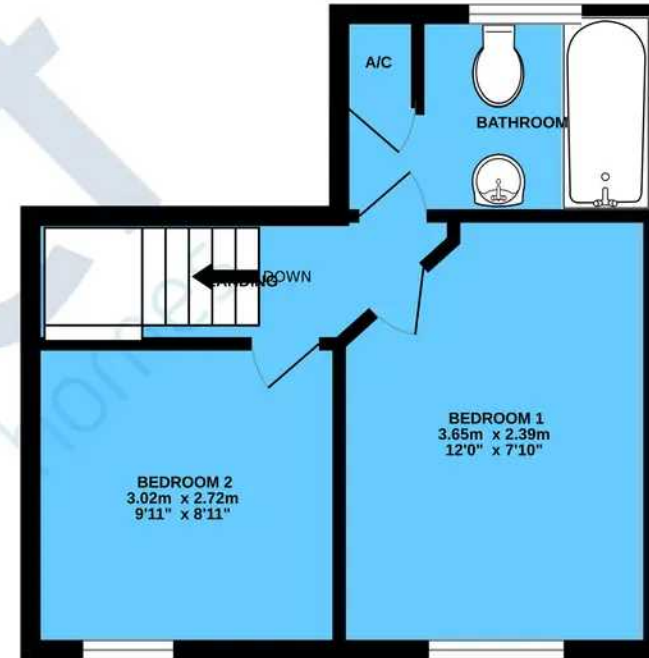
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SALES & LETTINGS

